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Consumer Expenditures for Housing in Poland

1 June 1959

1. Payments for Housing by Tenants.

There are five groups of payments for housing made by tenants in Poland.

[redacted] related to urban dwellings, rented either from the State 25X1
or from a private landlord. [redacted] tenants are not likely 25X1
to distinguish between Group A and Group B, both of which are collected together
by ZBM (Zarad Budynkow Mieskalnych, Administration of Apartment Houses), and rarely
consider the various subdivisions within each group. To tenants, groups A and B
together represent rent (czynsz). To ZBM, however, the distinction between the
two groups and within each group are important, because ZBM must pay various
enterprises (i.e., the trash collecting enterprise) for the services provided
for housing and must pay the People's Councils for various taxes.

Group A. Pure Rent and Taxes. Payments for this group are assessed on
tenants on the basis of the number of square meters of usable space (floorspace
of all rooms and hallways) occupied. The rates per square meter depend on the
quality and location of the dwelling and are set by local officials in accordance
with the regulations set forth by the central government. The rates when established
must must be approved by the central government. The rates are very low compared
with family income and are low in relation to other housing costs (See Table 1,
p. 2, below). The following items are included under Group A:

1. Pure rent
2. Tax on apartments (podatek lokalowy)
3. Real Estate tax (podatek od nieruchomosci)
4. Land (ground) tax (podatek gruntowy)
5. Contribution to FGM (Fundusz Gospodarki Mieszkaniowej) repair fund
6. Charge for the administrative expenses of ZBM [redacted] 25X1

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Group B. Charges and Contributions. Items in this group generally are
assessed on the basis of the number of square meters of usable space occupied. In
some instances, however, a per capita or per family basis is used and in some
cases the charge is assessed in accordance with use. As with items in Group A,
local administrators draw up the scale of charges for Group B. The payments by

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Table 1

Calculation of Rent and Contributions for Three Classes of Apartments*

- Class I. Most new houses (with full comforts, but not luxury buildings).
 II. Most old houses (with water, plumbing, and electricity)**
 III. Poorest quality old houses (with electricity and sometimes water).

In Zlotys per month, per square meter

	Class I	Class II	Class III
<hr/>			
Group A			
Pure Rent			
Apartment Tax			
Real Estate Tax			
Ground Tax			
	.50	.30	.20
Contribution to FGM	.20	.15	.10
Maintaining of Administration	.15	.15	.10
Group B			
Water	.08	.05	.03
Plumbing	.05	.03	--
Chimney cleaning	.01	.01	.01
Trash removal	.10	.05	.04
Maintaining of Housekeeper (Cleaning)	.20	.10	--
Lighting of Common Areas	.05	.02	.01
Storage space	.06	.03	--
Washing, drying, ironing rooms			
Total Group A (Rent, Tax, FGM)	.70	.45	.30
Total Group B (Incl. Administration)	.70	.45 [sic]	.20]
Total A and B	1.40	.90	.50]

* Rates are for Warsaw, and therefore are higher than average rates for Poland.

** Class II would be the most typical type of accomodation in Poland.

tenants under Group B, as a whole, are larger than those for Group A (see Table 1). The payments for the individual items in the Group do not cover actual costs of supplying the items. The items are:

1. Water (paid on a use, per capita, per family, or square meter basis).
2. Lease of the Water Meter (usually there is one meter for a large apartment building or for several smaller ones).
3. Plumbing. As with other charges, the FGM collects the fee and pays it to the enterprise responsible for the service, which for water and plumbing is the Municipal enterprise of Water and Plumbing (Miejskie Przedsiębiorstwo Wodociągów i kanalizacji).
4. Chimney cleaning. Paid to the cooperative of chimney-sweepers.
5. Trash collection. Paid to Zakład Oczyszczania Miasta.
6. Maintenance of common areas (lobby, stairway, basement, gate, backyard).

In larger houses very often a housekeeper is hired by the landlord for such purposes. The wages are low, only 500 zloty per month, but the apartment which comes with the job is the main attraction. The wife of the housekeeper usually does the cleaning (which is not done often enough), while the husband works at another job. The cost of the cleaning, the housekeeper's salary, and the rent and contributions for the housekeeper's apartment are borne by the tenants.

7. Lighting of common areas, including payment for light bulbs. Bulbs frequently are stolen and common areas are left unlighted for long periods.
8. Storage space in cellars and garrets.
9. Use of washing rooms, drying rooms, and ironing rooms, when available.

Note

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* The cost to the tenant of a housekeeper is high, on the average ~~of~~ 0.20 zloty per square meter. Frequently, there is only one housekeeper for two apartment buildings. In older buildings, often one housekeeper serves 4 buildings.

Group C. Special Utilities and Services. Under this group are considered central heating and elevator service. When present the actual cost of these two items is borne by the tenant, with ZEM collecting the money and paying the enterprise involved.

1. Central heating. Found in some larger and better quality prewar apartment buildings and in many larger buildings constructed by the State in the postwar period. The cost of central heating for a building is divided among tenants

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on the basis of the number of radiators in the rooms occupied by the tenant or on the basis of square meters of space occupied. The cost of heating common areas is apportioned among the tenants. The tenant pays full costs of operating the system including fuel, wages for stokers, and repairs of the system. Heat loss is a problem because of poor installation of the system, poor quality fuel, and unqualified stokers. The cost of central heating in new houses is estimated by the source as 12.00 to 13.20 zlotys per square meter of usable space per year (without hot water). For a typical apartment of 2 rooms plus kitchen, containing 45 sq m of usable space, therefore, the cost would be 54.00 zlotys to 60.00 zlotys per month. 25X1

2. Elevator Service. The cost of operating an elevator is divided among all tenants living on the third story or above in a building. The cost is very high, [] 30 to 50 zlotys per month per tenant. Very few buildings in Poland have elevators and these are mainly in the luxury class. Despite the high cost to tenants of elevator service, the elevator is always in need of repair.

Group D. Utilities for which payment is collected by the Supplier.

1. Electricity. The charge is 0.39 zlotys per KWH. In the winter the supply is limited during the key use hours of 6 to 10 pm, and restrictions on the use of electrical heating and cooking appliances during these hours are in effect. [] the cost of electricity (generally for one 40 watt 25X1 bulb per room) as 10 zlotys per month per room, including the charge for the electric meter. The cost of bulbs is estimated as 5.60 zlotys per year per room. The typical cost for a dwelling of two rooms plus kitchen, therefore, would be 25X1 31.40 zlotys per month.

2. Gas. The cost is 0.50 zlotys per Cubic Meter, and when present is used for cooking and for heating of water in bathrooms. [] the cost for gas was from 0.90 to 1.00 zlotys per month (yearly average) per square meter of usable space. For a typical 45 sq m apartment, therefore, the cost would be 40 to 45 zlotys per month. There is one combined bill to the tenant for electricity and gas, and the bill includes the charge for lease of both gas meter and electricity meter.

3. Heating. Most dwellings in Poland are heated by individual wood or coal-burning stoves. The cost of heating for typical 2 room plus kitchen dwellings is estimated as 60.00 zlotys per month. A large group of workers (all miners, railway

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employees, and, in the industrial districts of Silesia, other industrial workers), amounting to about 20 percent of the total number of all employees, receive the so-called coal allowance (deputat węgłowy); that is, coal in kind free.

4. Telephone. The cost is high, 90 zlotys per month for unlimited services, and 60 zlotys for 100 calls.

5. Radio. The cost is 15 zlotys per month.

Group E. Current Repairs. Theoretically, current repairs are to be made by ZBM, but in practice the tenant must arrange privately for such repairs as stopped-up pipes; broken locks, radiators, and light switches. the average^{25X1} cost for tenants as 120 zlotys per year. The actual cost depends upon how handy the tenant is and how much of the material needed for repairs can be stolen from factories or construction sites. Blue-collar workers, consequently, have an advantage over white-collar workers. Painting is done infrequently. Theoretically the landlord is supposed to do it every 3 to 5 years, but this in fact is not done, and the tenant must spend about 80 zlotys per room to do it, if he wants it done.

2. Typical sizes of dwellings in Poland when occupied by families of 4-members, and distribution of dwellings according to types. (See Table 1, p. 2)

Prewar dwellings of the poorest quality usually contain 33 sq m of usable space. Such dwellings are occupied by about 32 percent of the urban population.

Typical^{prewar} dwellings have 45 sq m of space and are occupied by 43 percent of the population.

Typical postwar dwellings have 50 sq m of space and are occupied by 15 percent of the population.

Luxury postwar dwellings are occupied by 10 percent of the population and have 50 to 60 sq m of usable space. Of these dwellings, 3 percent are subsidized; that is, they are occupied by the most privileged groups of the population (i.e., secret police), and part or all of the rent is paid for by the government.

3. The importance of rent to the population of Poland.

In Poland, it is getting the dwelling which counts, and the rent and other costs for the dwelling are rarely considered when one is fortunate enough to be allocated a desirable dwelling. Even low income families would not hesitate to accept a good apartment, because they could always take in subtenants or cotenants to help pay the rent.

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Rent is rarely a hardship in Poland, and when it is, it frequently is not paid. Widows with large families who cannot meet their rent bills, do not pay rent for long periods. At times the rent due is paid for them by their place of employment from its enterprise fund.

5. Housing Expenses for one member households.

[redacted] in 1957 there were in towns and workers' settlements in 25X1 Poland about 800,000 one member households. This does not include, however, workers living in hostels, student houses, and young workers' homes. Of the 800,000 one member households, about 400,000 were retired persons on pensions or elderly single people without pensions; about 300,000 were single young persons living in government assigned rooms (usually highly skilled workers, government officials); about 100,000 were living as subtenants.

Pensioners had a monthly income of about 600 zlotys. Rent (pure rent and contributions) for an assigned room of about 18 sq m in an old house, in which facilities were shared with others, was about 15.30 zlotys; that is 0.85 zlotys per sq m per month. Heating and lighting would take about 45.00 zlotys per month, and miscellaneous small repairs about 6.00 zlotys per month, for a total housing bill of 66.30 zlotys per month.

Single persons in government assigned quarters had a monthly income of about 1,400 zlotys. About half of such workers lived in new buildings for which rent and charges for 20 sq m of usable space was 28.00 zlotys. Other housing costs brought the total housing bill to about 88 zlotys per month. The other half of such workers occupied 20 sq m of space in old buildings and paid a rent of 20.00 zlotys and a total housing bill of 68 zlotys.

Persons living as subtenants earned from 1,300 to 2,500 zlotys per month, with an average earning of 1,900 zlotys per month. Rent for a furnished room was 300.00 zlotys (paid to the main tenant) and another 50 zlotys for lighting and heating.

6. Collective Lodgings.

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[redacted] information on housing expenses for single-workers living in collective lodgings.

a. Construction worker in worker hotels numbered about 70,000 in 1957 and were charged 60 zlotys per month for common quarters of 6 to 12 persons to a room (about 5 sq m of space per person). Included in the payment were use of a bed, wardrobe, ^{and} bedding, and light and heating. For unskilled construction workers earning 950 zlotys per month such costs represented 6.3 percent of income. For

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skilled workers earning about 1,700 zlotys per month such costs represented 3.5 percent of income. The above mentioned wages included also the so-called "separation allocation", which amounted to 6 to 9 zlotys daily. The workers were fed in canteens for which they paid about 3.50 zlotys for lunch. ^{canteens were} ~~The cost of which was~~ ^{with} ~~partly~~ subsidized, ^{paying} on the average, every construction enterprise ~~paid~~ from 60 to 80 zlotys per month per worker for the upkeep of ~~such~~ canteens. If worker hotels were not available at the location of the construction work, skilled workers were lodged in nearby towns and were given a special extra payment of 15 zlotys per day. ~~On~~ If lodged in nearby villages, the extra payment was no more than 8 zlotys daily.

b. Factory workers in collective lodgings numbered about 50,000 and were mainly connected with heavy industry.

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Most of such workers were lodged in young workers' houses. Charges for common quarters of 5 sq m of space per person (an average of 3 to 6 persons per room), including cleaning, use of common facilities, canteen, recreation room, etc., were only 2 zlotys per day -- or 60 zlotys a month, which represented about 7 percent of the average wage of 850 zlotys per month.

c. Students in student houses in university towns were lodged on the average four to a furnished room, and received bedding and were permitted to use common facilities such as bathrooms, lavatories, kitchens, recreation rooms, etc. About half of the students involved received scholarships of about 350 zlotys per month and free lodging. The remainder had no scholarship and had to pay 30 zlotys per month for the lodging. The real cost of housing was borne by the Ministry of Higher Learning or other ministries which maintained boarding houses and student houses for vocational high schools.

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d. agricultural workers.

They received common lodgings free, and in addition free milk in the morning and part of their wages in kind.